

BayArea Plan

TO: Administration Committee

DATE: February 6, 2013

FR: Executive Director

W.I. 1611

RE: Funding Agreements – Bay Area Regional Prosperity Plan Project: Housing the Workforce Round 1 Sub-Grant Awards (\$250,000)

This memorandum seeks Committee approval for four funding agreements for projects selected for Regional Prosperity Plan Housing the Workforce Round 1 Sub-Grants as follows:

<i>Project and Lead Applicant</i>	<i>Award</i>
San Francisco Small Sites Acquisition and Stabilization Project, Chinatown Community Development Center, Inc.	\$58,290
Preserving Affordable Housing Near Transit, Reconnecting America	\$67,194
Development Without Displacement, Causa Justa::Just Cause	\$74,516
Implementing Land Value Recapture to Support the Production and Preservation of Affordable Housing Near Transit, East Bay Housing Organization	\$50,000
TOTAL	\$250,000

Background:

The Housing the Workforce Initiative of the Prosperity Plan project will provide tools and resources for housing production and preservation in transit-served areas, support neighborhood stabilization in communities at risk of displacement, and fund pilot projects to demonstrate successful approaches. The pilot projects will be funded through \$1.2 million in sub-grants for 12 to 18 pilot projects over three rounds of funding. On January 11, 2013, the MTC Planning Committee and ABAG Administration Committee delegated sub-grant project selection to the Bay Area Regional Prosperity Plan Steering Committee, with the actual funding agreements subject to the authority of MTC's Administration Committee.

Project Selection Process:

On Friday, November 16, 2012, MTC and ABAG released a call for projects for the first round of sub-grants for the Housing the Workforce initiative. Only community/non-profit organizations and local governments (tax-exempt entities) located within the nine county San Francisco Bay Area were eligible to apply for a total of \$250,000. A total of nine (9) applications were received by MTC and ABAG with \$570,484 in funding requests (see Table A). A selection panel composed of co-chairs of the three working groups (or their proxies in case of a conflict of interest) as well as MTC and ABAG staff evaluated the applications and recommended four projects for funding to the Plan Steering Committee. The Steering Committee approved this recommendation at its meeting on January 11, 2013.

Recommendation:

Staff is requesting this Committee's authorization for the Executive Director or the designee to enter into funding agreements for the four projects listed above.

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Steve Heminger

VS:SH

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Plan Bay Area
Bay Area Regional Prosperity Plan Project: Housing the Workforce Round 1 Sub-Grant Applications.

Table A

<i>Rank</i>	<i>Project and Lead Applicant</i>	<i>Amount Requested</i>	<i>Award Amount</i>
1	<i>San Francisco Small Sites Acquisition and Stabilization Project, Chinatown Community Development Center, Inc.</i>	\$58,290	\$58,290
2	<i>Preserving Affordable Housing Near Transit, Reconnecting America</i>	\$67,194	\$67,194
3	<i>Development Without Displacement, Causa Justa::Just Cause</i>	\$80,000	\$74,516
4	<i>Implementing Land Value Recapture to Support the Production and Preservation of Affordable Housing Near Transit, East Bay Housing Organization</i>	\$50,000	\$50,000
TOTAL			\$250,000
5	<i>San Mateo County Local Affordable Housing Funding Source Project, Housing Leadership Council of San Mateo County</i>	\$80,000	NA
6	<i>Community Benefits Toolkit, East Bay Asian Local Development Corporation</i>	\$60,000	NA
7	<i>Bay Area Consortium of Community Land Trusts Implementation, Northern California Land Trust</i>	\$50,000	NA
8	<i>Affordable Modular Housing for the Bay Area, First Community Housing</i>	\$50,000	NA
9	<i>Riviera Family Apartments, Resources for Community Development</i>	\$75,000	NA

REQUEST FOR COMMITTEE APPROVAL

Summary of Proposed Funding Agreement

Work Item No.: 1611

Organization: Chinatown Community Development Center, Inc., San Francisco, CA

Work Project Title: San Francisco Small Sites Acquisition and Stabilization Project

Purpose of Agreement: To fund the Housing the Workforce Round 1 sub-grant to implement the project.

Brief Scope of Work: Develop a sustainable and scalable model for the acquisition and preservation of existing affordable housing units on small sites, and lay the groundwork for implementing that model to identify opportunity sites within four Priority Development Areas in San Francisco where disadvantaged communities are at greatest risk of displacement.

Cost Not to Exceed: \$58,290

Funding Source: US Department of Housing and Urban Development Bay Area Regional Prosperity Plan Grant

Fiscal Impact: A total of \$1,200,000 is included in the project budget for Housing the Workforce Sub-Grants.

Motion by Committee: That the Executive Director or his designee is authorized to negotiate and enter into a funding agreement with Chinatown Community Development Center, Inc., to implement the San Francisco Small Sites Acquisition and Stabilization Project as described above and in the Executive Director's February 6, 2013 memorandum and the Chief Financial Officer is authorized to set aside funds not to exceed \$58,290 for such agreement.

Administration Committee: _____
Dave Cortese, Chair

Approved: Date: February 13, 2013

REQUEST FOR COMMITTEE APPROVAL

Summary of Proposed Funding Agreement

Work Item No.: 1611

Organization: Reconnecting America, Oakland, CA

Work Project Title: Preserving Affordable Housing Near Transit

Purpose of Agreement: To fund the Housing the Workforce Round 1 sub-grant to implement the project.

Brief Scope of Work: Identify the location of concentrations of at risk affordable properties near transit and work with local governments to implement policy solutions for preserving those properties. Conduct a regional spatial analysis, and focus on three jurisdictions, including the cities of San Jose and Fremont, as well as an additional jurisdiction that will be identified through the regional analysis, to provide more specific study and recommendations. Include a Preservation Toolkit with suggestions for how other jurisdictions can approach their own affordable housing preservation needs.

Cost Not to Exceed: \$67,194

Funding Source: US Department of Housing and Urban Development Bay Area Regional Prosperity Plan Grant

Fiscal Impact: A total of \$1,200,000 is included in the project budget for Housing the Workforce Sub-Grants.

Motion by Committee: That the Executive Director or his designee is authorized to negotiate and enter into a funding agreement with Reconnecting America to implement the Preserving Affordable Housing Near Transit Project as described above and in the Executive Director's February 6, 2013 memorandum and the Chief Financial Officer is authorized to set aside funds not to exceed \$67,194 for such agreement.

Administration Committee:

Dave Cortese, Chair

Approved:

Date: February 13, 2013

REQUEST FOR COMMITTEE APPROVAL

Summary of Proposed Funding Agreement

Work Item No.: 1611

Organization: Just Cause::Causa Justa, San Francisco and Oakland, CA

Work Project Title: Development without Displacement

Purpose of Agreement: To fund the Housing the Workforce Round 1 sub-grant to implement the project.

Brief Scope of Work: Publish a "Development without Displacement" Report to provide a Comprehensive Anti-Displacement Framework for stakeholders involved in community planning processes associated with Transit-Oriented Development (TOD) in the Bay Area. Drawing from the team's current work around AC Transit's new Bus Rapid Transit (BRT) system along the International Boulevard corridor in Oakland, develop a tool that is applicable to numerous areas that expect and are planning for TOD. Create the report with input of residents living along the International Boulevard corridor, the San Francisco Mission District, West Oakland and other neighborhoods.

Cost Not to Exceed: \$74,516

Funding Source: US Department of Housing and Urban Development Bay Area Regional Prosperity Plan Grant

Fiscal Impact: A total of \$1,200,000 is included in the project budget for Housing the Workforce Sub-Grants.

Motion by Committee: That the Executive Director or his designee is authorized to negotiate and enter into a funding agreement with Just Cause::Causa Justa to implement the Development without Displacement Project as described above and in the Executive Director's February 6, 2013 memorandum and the Chief Financial Officer is authorized to set aside funds not to exceed \$74,516 for such agreement.

Administration Committee: _____
Dave Cortese, Chair

Approved: Date: February 13, 2013

REQUEST FOR COMMITTEE APPROVAL

Summary of Proposed Funding Agreement

Work Item No.: 1611

Organization: East Bay Housing Organization, Oakland, CA

Work Project Title: Implementing Land Value Recapture to Support the Production and Preservation of Affordable Housing near Transit

Purpose of Agreement: To fund the Housing the Workforce Round 1 sub-grant to implement the project.

Brief Scope of Work: Provide guidance to elected officials, agency staff, and community members on an innovative method to fund affordable housing - Land Value Recapture (LVR) and Public Benefits Zoning. This method captures a portion of the increased land values created by public investment and re-zoning, and targets it for affordable housing development and preservation.

Cost Not to Exceed: \$50,000

Funding Source: US Department of Housing and Urban Development Bay Area Regional Prosperity Plan Grant

Fiscal Impact: A total of \$1,200,000 is included in the project budget for Housing the Workforce Sub-Grants.

Motion by Committee: That the Executive Director or his designee is authorized to negotiate and enter into a funding agreement with East Bay Housing Organization to implement the Implementing Land Value Recapture to Support the Production and Preservation of Affordable Housing near Transit Project as described above and in the Executive Director's February 6, 2013 memorandum and the Chief Financial Officer is authorized to set aside funds not to exceed \$50,000 for such agreement.

Administration Committee:

Dave Cortese, Chair

Approved:

Date: February 13, 2013